



**Date** September 29, 2025

**RESOLUTION SETTING HEARING ON REQUEST FROM COLD STORAGE REHAB, LLC (OWNER), REPRESENTED BY ABBEY GILROY (OFFICER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED AT 2814 7TH STREET**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on September 4, 2025, its members voted 10-0 in support of a motion finding the requested rezoning for Property located at 2814 7<sup>th</sup> Street is not in conformance with the existing PlanDSM future land use designation of Industrial; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on September 4, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Cold Storage Rehab, LLC (Owner), represented by Abbey Gilroy (Officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property located at 2814 7th Street from Industrial to Neighborhood Mixed Use; to rezone the Property from "I1" Industrial District to "RX1" Mixed Use District, to allow a mixed use development including rowhome buildings, and a restaurant, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and

**WHEREAS**, the Property is legally described as follows:

**LOT 3 IN LAGOON PARK, AN OFFICIAL PLAT, AND LOTS 205, 206, 207, 208, 209, 210, 215 AND 216 IN MANN'S SECOND ADDITION TO LAKE PARK, ALSO THE NORTH AND SOUTH ALLEY, 14 FEET IN WIDTH LYING WEST OF AND ABUTTING THE WEST LINE OF LOTS 205 TO 210, INCLUSIVE, AND THE EAST AND WEST ALLEY, 14 FEET IN WIDTH LYING SOUTH OF AND ABUTTING THE SOUTH LINE OF LOTS 215 AND 216, ALL IN MANN'S SECOND ADDITION TO LAKE PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.**

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed amendment to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on October 20, 2025 in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.



**Roll Call Number**

**Agenda Item Number**

27

**Date** September 29, 2025

3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY \_\_\_\_\_ TO ADOPT.

SECOND BY \_\_\_\_\_.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2025-000016) (COMP-2025-000013)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED		APPROVED		

**CERTIFICATE**

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

September 9, 2025

Communication from the City Plan and Zoning Commission advising that at their September 4, 2025 meeting, the following action was taken on request from Cold Storage Rehab, LLC (owner), represented by Abbey Gilroy (officer), for the following regarding property at 2814 7<sup>th</sup> Street.

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Industrial to Neighborhood Mixed Use.
- C) Rezone the property from "I1" Industrial District to "RX1" Mixed Use District, to allow a mixed use development including rowhome buildings, and a restaurant.

**COMMISSION RECOMMENDATION: 10-0**

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi					X
Chris Draper	X				
Laura Kessel	X				
Todd Garner	X				
Johnny Alcivar					X
Carolyn Jenison	X				
William Page	X				
Andrew Lorentzen	X				
Emily Webb	X				
Katie Gillette	X				
Rick Trower					X
Jane Rongerude					X
John Erpelding	X				



**Approval of the following:**

Part A) The requested "RX1" District be found not in conformance with the existing PlanDSM future land use designation of Industrial.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Industrial to Neighborhood Mixed Use.

Part C) Rezone the property from "I1" Industrial District to "RX1" Mixed Use District.

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the requested "RX1" District be found not in conformance with the existing PlanDSM future land use designation of Industrial.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Industrial to Neighborhood Mixed Use.

Part C) Staff recommends approval of the request to rezone the property from "I1" Industrial District to "RX1" Mixed Use District.

**STAFF REPORT TO THE PLANNING COMMISSION**

**I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing to rezone the subject property to "RX1" District to allow a future mixed-use development with the construction of three (3) new two-story, 12-unit rowhome buildings, and a restaurant building. The current "I1" Industrial District does not allow residential use and requires a rezoning to allow the proposed uses. To allow the proposed uses and density, the subject property's Future Land Use Map designation would also need to be amended to Neighborhood Mixed Use.

Any future construction or redevelopment on the subject properties must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. **Size of Site:** 3.071 acres (133,756 square feet).
3. **Existing Zoning (site):** "I1" Industrial District.
4. **Existing Land Use (site):** The subject property is currently vacant and undeveloped. An industrial warehouse on the subject property was formerly demolished.
5. **Adjacent Land Use and Zoning:**



**North** – “P2; Uses are Polk County Community Center and Pantry building and parking lot.

**South** – “I1”; Uses are industrial including warehousing and storage.

**East** – “I1”; Uses are industrial including auto repair, warehouse and office space.

**West** – “P1”; Uses are Riverview Park and public recreational area.

6. **General Neighborhood/Area Land Uses:** The subject property is located along 7<sup>th</sup> Street and to the east of Riverview Park. The surrounding area includes a mix public, recreational and industrial uses.

7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Highland Park/Oak Park Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing the Preliminary Agenda on August 15, 2025, and of the Final Agenda on August 29, 2025.

Additionally, an official public notice of the hearing for this specific item was mailed on August 15, 2025 (20 days before the hearing), and on August 25, 2025 (10 days before the hearing), to any Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site or adjacent to the site. All Neighborhood Association mailings are sent to the primary contact designated by the recognized Neighborhood Association on file with the City of Des Moines’ Neighborhood Services Department.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

8. **Relevant Zoning History:** None.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Industrial.

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

## **II. ADDITIONAL APPLICABLE INFORMATION**

1. **PlanDSM: Creating Our Tomorrow:** The applicant is requesting that the future land use designation for the property be amended from “Industrial” to “Neighborhood Mixed Use”. PlanDSM describes these designations as follows:

Industrial: Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment which would need to be mitigated.

Neighborhood Mixed Use: Small scale mixed use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service oriented development. Low-medium density residential may be included in mixed use development.

The subject parcel is currently zoned "I1" District. The Zoning Ordinance describes this district as, "intended for general industrial uses, warehousing, and transportation terminals."

The applicant is proposing to rezone the parcel to the "RX1" District. The Zoning Ordinance describes this district as "intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low-scale neighborhoods."

Staff believes that the proposed mixed use project is appropriate for this site since it is in an area that is in close proximity to the 6<sup>th</sup> Avenue corridor and other quality of life amenities such as Riverview Park and recreational areas. The site has convenient access to alternative transportation options including a transit stop and bus route as well as on and off-street bicycle infrastructure. The proposed use would complement the transitioning nature of the area so long as the development complies with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. **Site Design and Layout:** The applicant is proposing the construction of three (3) two-story Row Home building with 12 units each. Additionally, a commercial restaurant building is proposed on the north side of the property along Corning Avenue. A potential fourth building with additional dwelling units could be added in the southern portion of the subject site. The current layout submitted is preliminary and conceptual in nature. Based on the preliminary concept, revisions to the design may be required to conform to applicable building type regulations under Chapter 135.2. of the City Code. This includes fronting buildings onto a public street. The current concept sketch shows the rear side of buildings and driveways facing 7<sup>th</sup> Street.
3. **Building Code Requirements:** Building and site work must comply with accessibility requirements of the ANSI A117.1 standard for accessibility, International Building Code and International Existing Building Code. These codes may require accessible parking, an accessible route from accessible parking to an accessible entrance, accessible means of egress, and accessible routes throughout the building. The building structure may require protection by an automatic sprinkler system in accordance with Chapter 9 of the International Building Code and Des Moines Municipal Code Chapters 26 and 46.
4. **Planning and Design Ordinance Requirements:** Any development must comply with all applicable site plan and design regulations of the City's Planning and Design



Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the property can be occupied by the proposed use.

### **III. STAFF RECOMMENDATION**

Part A) Staff recommends that the requested "RX1" District be found not in conformance with the existing PlanDSM future land use designation of Industrial.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Industrial to Neighborhood Mixed Use.

Part C) Staff recommends approval of the request to rezone the property from "I1" Industrial District to "RX1" Mixed Use District.

### **SUMMARY OF DISCUSSION**

Francis Boggus asked if any member of the public or commission desired to speak on the item. No one requested to speak.

### **COMMISSION ACTION**

Emily Webb made motion for approval of the following:

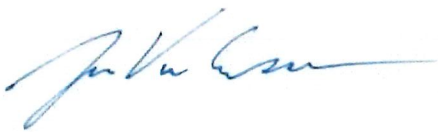
Part A) The requested "RX1" District be found not in conformance with the existing PlanDSM future land use designation of Industrial.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Industrial to Neighborhood Mixed Use.

Part C) Rezone the property from "I1" Industrial District to "RX1" Mixed Use District.

### **THE VOTE: 10-0**

Respectfully submitted,



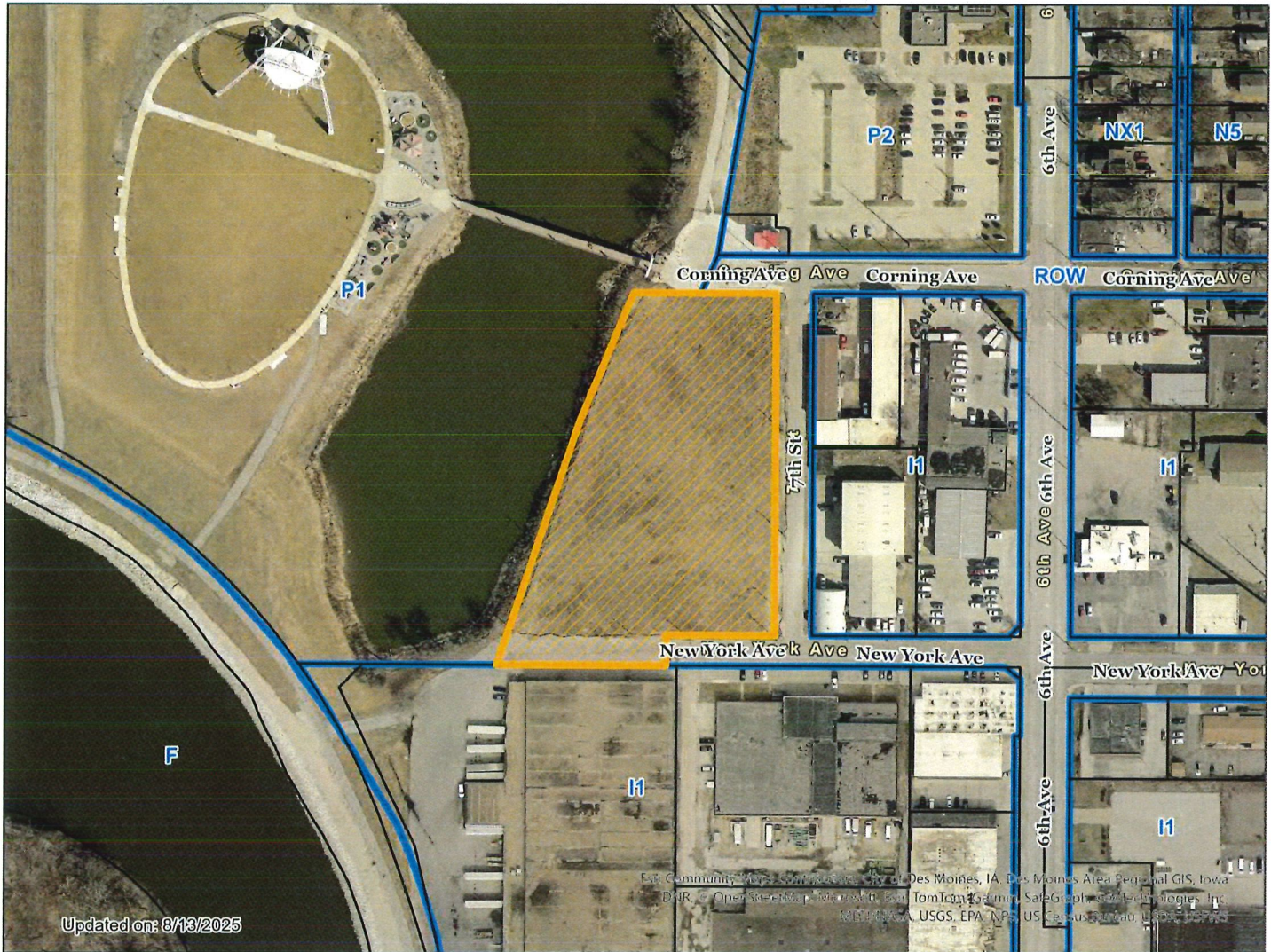
Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:mrw



Cold Storage Rehab, LLC, 2814 7th Street

ZONG-2025-000016

















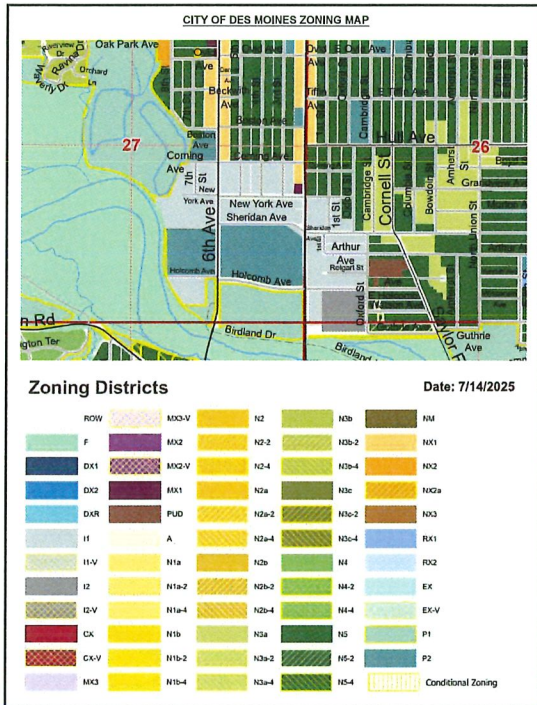




3000 SE Grimes Blvd, Ste 800, Grimes, Iowa 50111  
Ph: (515) 986-5048 • E-mail: [Abaci@AbaciConsulting.com](mailto:Abaci@AbaciConsulting.com)

This project consists of the new construction of three (3) two-story, 12-unit row homes with a potential fourth unit, plus a restaurant building. This will include sidewalks, driveways and parking areas, recreation paths, bicycle racks, street lighting, landscaping and other appurtenant improvements including all necessary utilities and storm water management. This development will require sidewalk and curb/gutter on the north side of New York Ave. and the west side of 7<sup>th</sup> St. along the project frontage. The current zoning of the site is I1-Industrial and will need to be amended to RX1 to allow for residential use.





**LEGAL DESCRIPTION OF PROPOSED ZONE RX1:**

Lot 3 in LAGOON PARK, an Official Plat, and Lots 205, 206, 207, 208, 209, 210, 215 and 216 in MAIN'S SECOND ADDITION TO LAKE PARK, also the North and South alley, 14 feet in width lying West of and abutting the West line of Lots 205 to 210, inclusive, and the East and West alley, 14 feet in width lying South of and abutting the South line of Lots 215 and 216, all in MAIN'S SECOND ADDITION TO LAKE PARK, AN Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

**ENGINEER:**

MARK MCMURPHY, PE  
ABACI CONSULTING, INC.  
2000 SE GRIMES BLVD, #500  
GRIMES, IA 50111  
PH: (515) 556-5045  
EMAIL: mark@abaciconsulting.com

**SURVEYOR:**

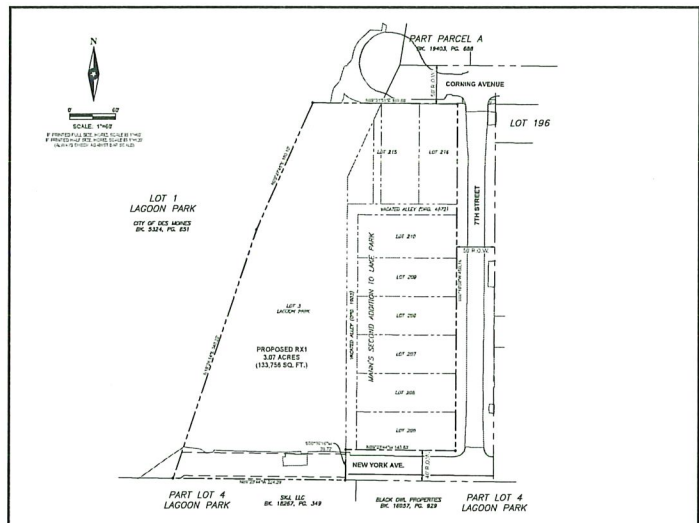
MERLIN DAVIS, PLS  
ABACI CONSULTING, INC.  
2000 SE GRIMES BLVD, #500  
GRIMES, IA 50111  
MOBILE: (515) 445-5755  
EMAIL: merlin@abaciconsulting.com

**OWNER:**

COLOR STORAGE REHAB, LLC  
331 UNIVERSITY AVE, SUITE 202  
DES MOINES, IA 50311

**DEVELOPER:**

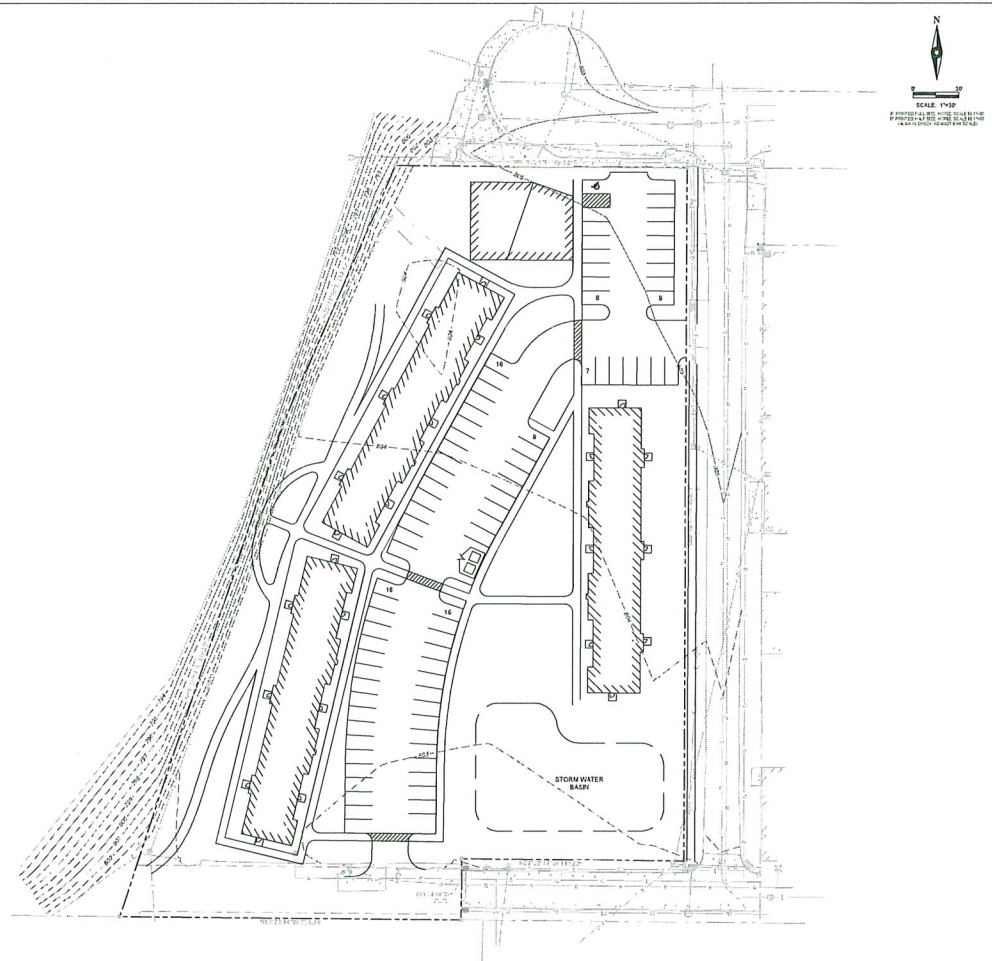
COTERIE REAL ESTATE  
50 MARKET STREET  
WEST DES MOINES, IA 50308  
CONTACT: MRS. ARRY-GRADY  
515-778-1004  
EMAIL: arry@coteriere.com



NO.	REVISION DESCRIPTION	DATE	PROJECT NO.	25726
1			DESIGNED BY:	NM
2			DRAWN BY:	DS
3			POST DATE:	
4				

<b>ABACI CONSULTING</b> 2000 SE GRIMES BLVD, #500 GRIMES, IA 50111 PH: (515) 556-5045 EMAIL: mark@abaciconsulting.com		2025 REVISION 2024 7TH ST. DES MOINES POLK COUNTY, IOWA <b>REZONING EXHIBIT</b>
SHEET:		1



 <b>ABAC CONSULTING</b> CIVIL ENGINEERING, LAND SURVEYING & DESIGN 10000 Highway 100, Suite 100, Dallas, TX 75243 Phone: (214) 343-8888 Fax: (214) 343-8889 Email: info@abacconsulting.com	NO.	REVISION DESCRIPTION	DATE	PROJECT NO.	23152
	1			DRAWING FILE NO.	
	2			DESIGNED BY:	MM / JS
	3			DESIGNED BY:	MM / JS
				PLOT DATE:	12/20/2023




BUILDING TYPE PROPOSED  
ROW BUILDING

DESIGN REGULATIONS:

- MIN. PRIMARY FRONTAGE COVERAGE = 80%
- PRIMARY FRONTAGE BUILD-TO = 12'-25'
- NON PRIMARY FRONTAGE BUILD-TO = 10'-15'
- SIDE SETBACK = 7.5'
- MIN. BLDG. SEPERATION = 10'
- REAR SETBACK = 20'
- MAX. IMPERVIOUS AREA = 65% + 20% SEMI
- PARKING LOCATION = REAR & LIMITED SIDE
- MIN. HEIGHT = 2 STORIES
- MAX. HEIGHT = 3 STORIES
- GARAGES = REAR BEHIND OCCUPIED SPACE
- OCCUPIED SPACE = 20' ON FRONT FACADE



NORTH  
  
1" = 50'-0" @  
11"x17" Sheet  
SAA# 25041  
DRAWN BY: AVG

This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan and is not intended to be used to necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for any other purpose without legal and engineering documentation. (C) Copyright 2025 by Simonson & Associates Architects, L.L.C.

**2814 7th Street**  
**Site Concept #1**  
**Des Moines, Iowa**

**June 04, 2025**







NDCDM.ORG

*neighborhood  
development  
corporation*

2331 University Ave.

SUITE 202

Des Moines, IA 50311

CONTACT INFO.

E / [info@ndcdm.org](mailto:info@ndcdm.org)

# Cold Storage Neighborhood Meeting

DATE / 08 / 21 / 25

MEETING TIME / 6pm

LOCATION / Northside Senior Center

In attendance:

NDC Staff: Sadie Trytten, Executive Director

Amy Coenen, Director of Assets and Operations

Coterie Development: Abbey Gilroy

Simonson Architects: Stephanie Poole + Staff

Abaci Consulting: Mark McMurphy + Staff

See sign in sheet for guest names

Around 20 guests attended the meeting, including local business owners and neighborhood residents. NDC mailed postcards to households in the area from the city provided list and notified the neighborhood association president and secretary, who confirmed they would share the event with their members.

NDC opened the discussion by highlighting its past involvement in the Highland Park neighborhood and Riverview Park. This provided context before introducing the Cold Storage site, where we walked attendees through our acquisition, abatement, and demolition process.

Coterie and Simonson then presented the site plan, renderings, and details on the building materials and unit density. They also outlined the planned amenities, including on-site gated parking, indoor bike storage, electric car charging stations, a dog park, and abundant green space.

Local business owners primarily raised concerns about potential disruptions during the construction period and future parking availability.

Overall, the feedback from the audience was positive. Attendees appreciated the design and site plan, welcomed the inclusion of market-rate units, and expressed excitement that meaningful development is coming to the area.





## SIGN IN SHEET

Cold Storage 2814 7th St. Neighborhood Meeting - August 21, 2025, 6pm. Northside Senior Center

First Name	Last Name	Address	Phone	Email
* Glen	Riesenberg	614 Corning Ave	515-314-2569	glen.riesenberg@hotmail.com
Kate	Kealey	656 Elm St.	563-341-5895	KKealey@gmail.com registermedu.com
Pam	Thompson	3000 Grand Ave #1017	515-229-1803	Pthompson746@gmail.com
Bill	Thompson	3000 GRAND AVE #1017	515-360-2549	WThompson345@gmail.com
MATT	MARCHESE	1139 RAVINA DR	917 757 8788	MARCHESEMATTHEW@gmail.com
Cory	Royster	4109 Columbin st		curoyster@gmail.com
Alex	Davis	1815 Center St	515-318-1095	davis.alex@gmail.com
Breanna	Bye	523 Franklin Ave	404.521.9310	bbye@dmga.org
Bill	Wheeler	829 Oak Park	515-770-6775	highlandhardware3613@yahoo.com
* Corey	DePenny	700 New York Ave	515-724-2337	Corey@redfoxinspections.com
Andrew	McGraw	4008 10th St		andrew.mcgraw@gmail.com
Nanette	HALL	3115 5th Ave	515 321-0600	nanettehall@hotmail.com

Item: ZONG-2025-000016

Date: \_\_\_\_\_

Please mark one of the following:

☒ I support the request☐ I am undecided☐ I oppose the request

Staff Use Only  
**RECEIVED**  
DEVELOPMENT SERVICES

SEP 4 2025

Titleholder Signature: \_\_\_\_\_

Name/Business: \_\_\_\_\_

Black Owl Properties

Impacted Address: \_\_\_\_\_

700 New York Ave

Comments: \_\_\_\_\_

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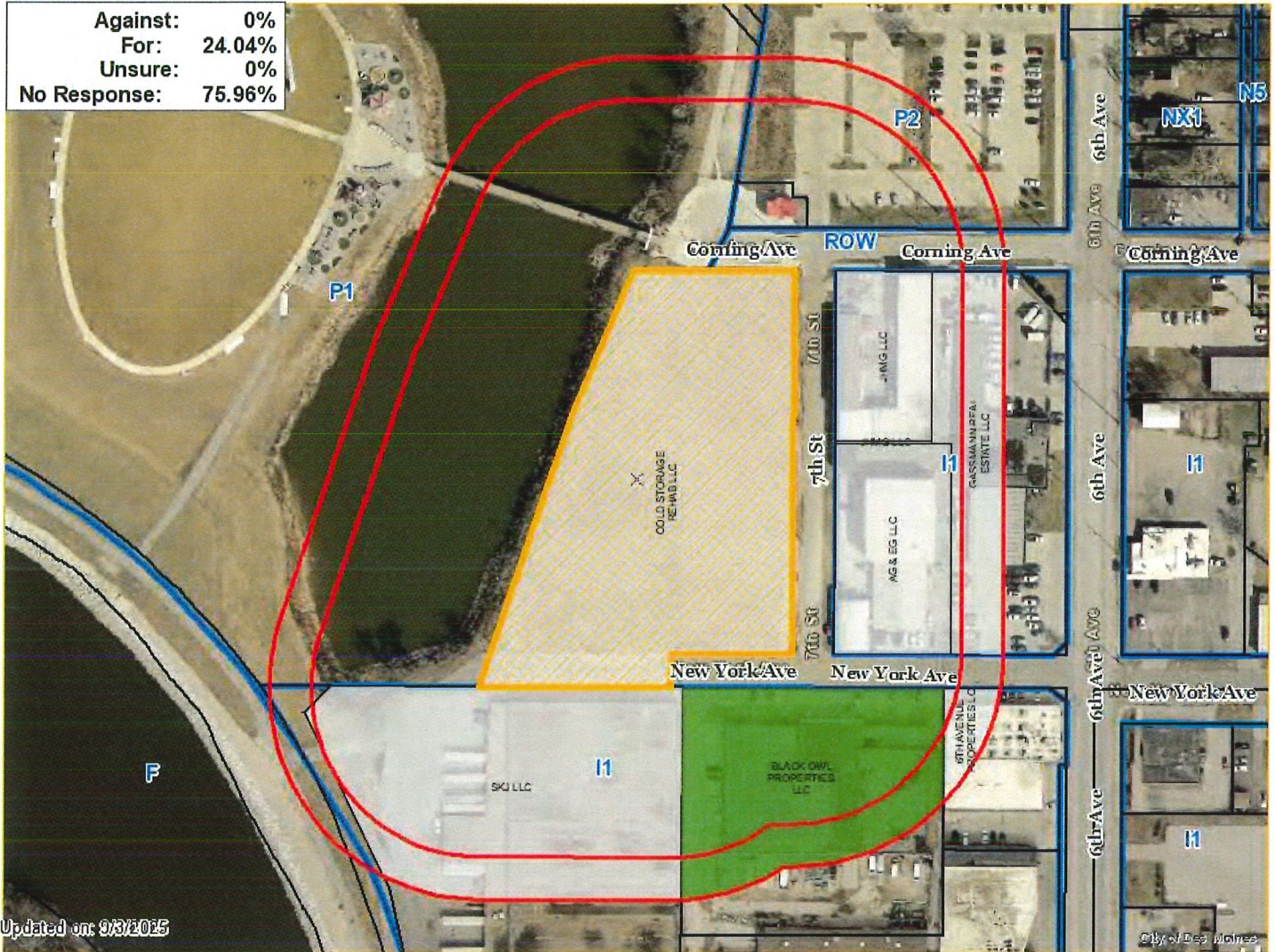
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Cold Storage Rehab, LLC, 2814 7th Street

ZONG-2025-000016





Cold Storage Rehab, LLC, 2814 7th Street

ZONG-2025-000016

